

INDUSTRIAL WAREHOUSE SPACE FOR SUBLEASE 401 N. STEELHEAD WAY

Boise, ID 83704



Offering One-Month Free Rent!

ECONOMIC DATA

LEASE RATE: \$0.92 SF/mo
LEASE TYPE: NNN

PROPERTY INFORMATION

COUNTY: Ada
MARKET: Boise

BUILDING DATA

TOTAL BLDG. SF: 31,500 SF
YEAR BUILT: 1985
ZONING: I-1
PARKING: 5 Spaces

LISTING DATA

AVAILABLE SF: 13,125 SF
AVAILABLE SUITE: 401

PROPERTY OVERVIEW

Lee and Associates is pleased to present a 13,125 SF industrial warehouse available for sublease. The property is conveniently located near I-84, providing quick access for freight and distribution needs across the region. The warehouse features a 19' clear height, five roll-up doors—including two dock-high (12'x8') and three grade level (12'x10')—facilitating efficient loading and unloading operations. Interior amenities include a small reception area and two offices, supporting both operations and administrative functions.

Surrounding the site, you'll find a variety of industrial and commercial businesses, along with nearby infrastructure such as restaurants, retail, and service providers, making it a functional hub for your business needs. Its prime location combines accessibility with a well-developed industrial ecosystem, offering an excellent opportunity for logistical, manufacturing, or distribution operations.

PROPERTY HIGHLIGHTS

- Sublease term through May 31, 2029
- Potential to sign a new lease direct with the Landlord
- 5 total roll-up doors: two (2) 12'x8' dock-high and three (3) 12'x10' GL
- 19' Clear height
- Conveniently located to access I-84 and I-184
- Epoxy coating throughout entire warehouse floor offers a clean and professional look

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

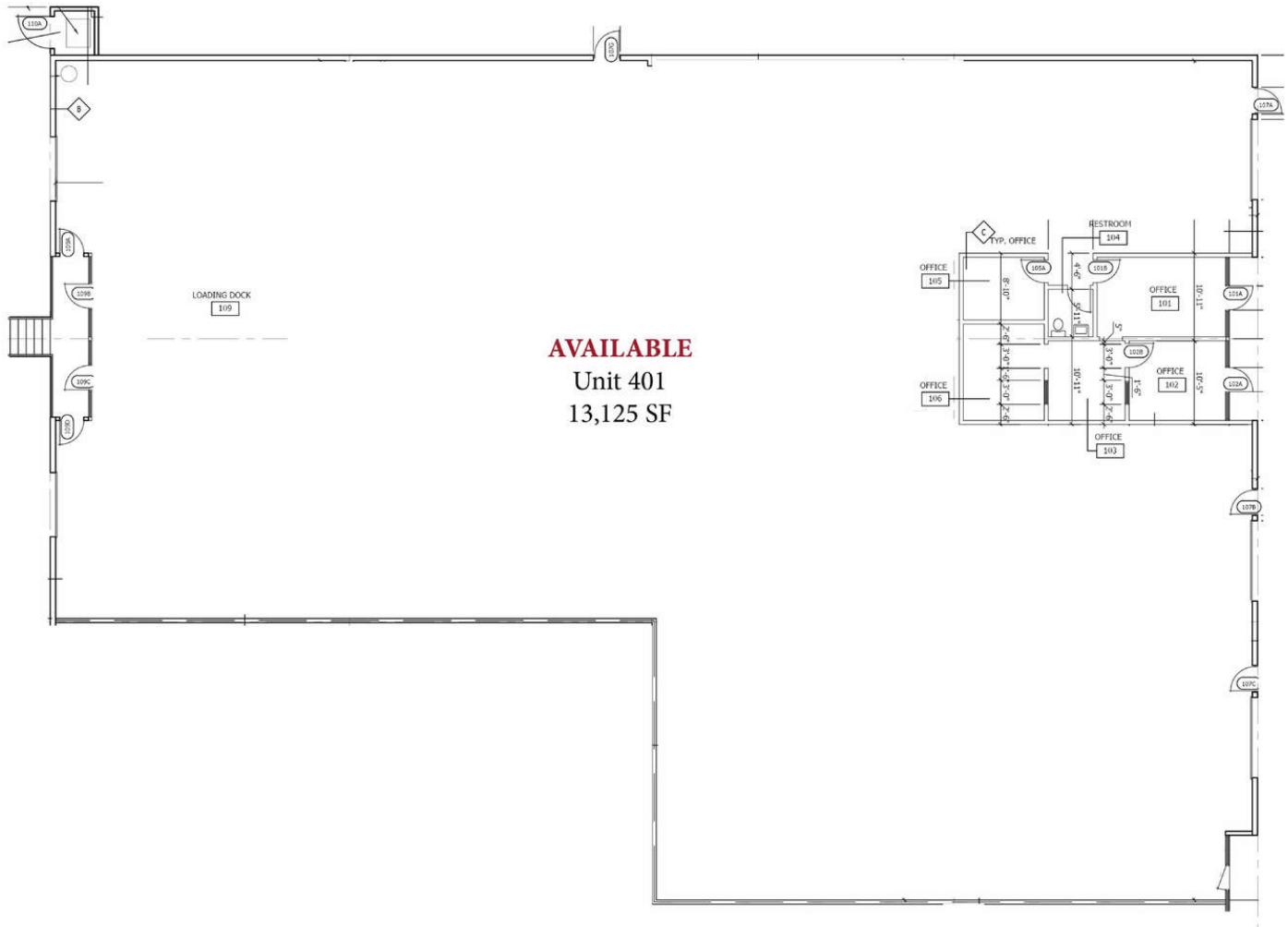
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COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 401	Available	13,125 SF	NNN	\$0.92 SF/month	Dock high doors: two (2) 12'x8' Grade level doors: three (3) 12'x10'

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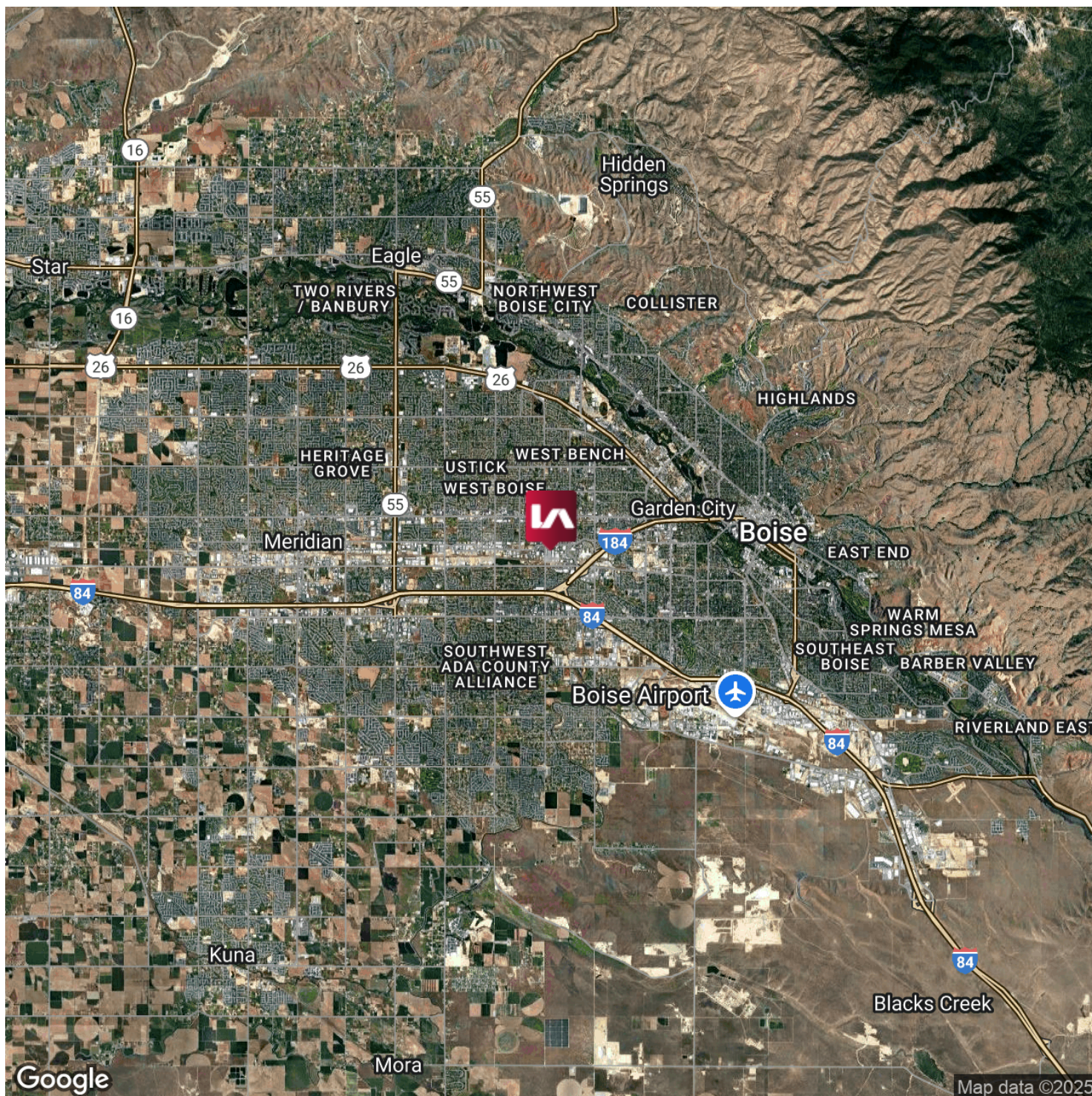
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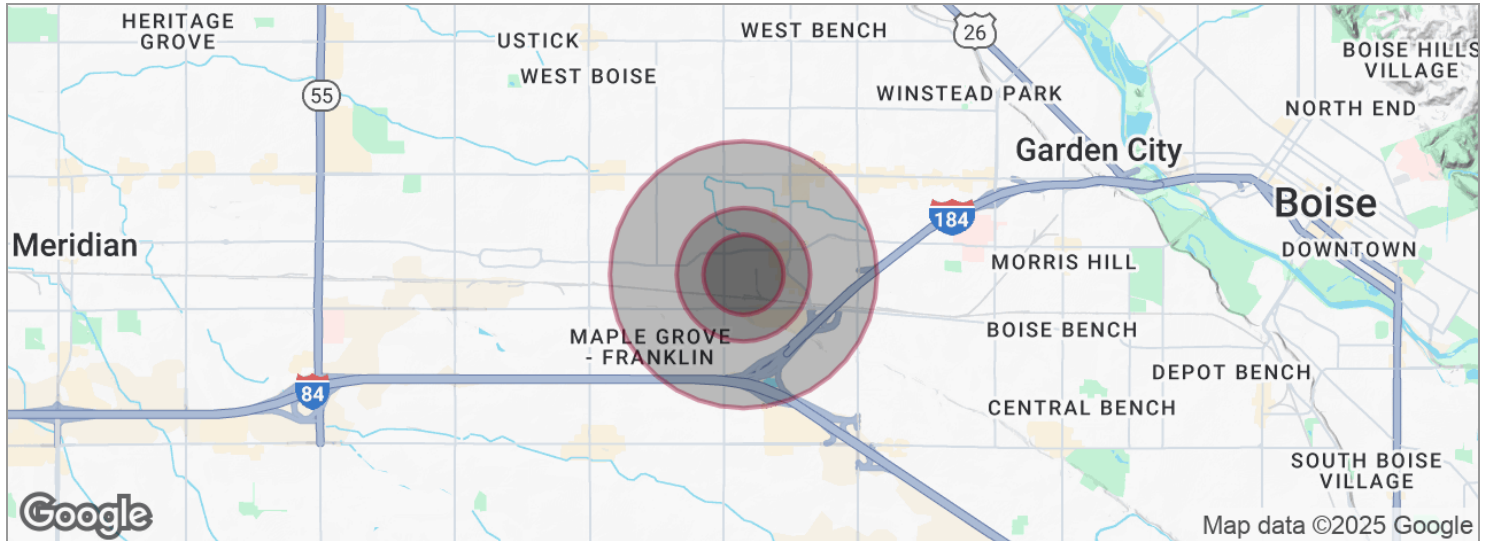
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	274	2,831	9,661
Median age	37	36	37
Median age (Male)	37	35	36
Median age (Female)	38	37	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	124	1,124	3,827
# of persons per HH	2.2	2.5	2.5
Average HH income	\$68,917	\$77,347	\$81,133
Average house value	\$520,847	\$372,824	\$409,256

*Demographic data derived from 2020 ACS - US Census

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